DESIGN AND ACCESS STATEMENT

CHANGE OF USE OF LAND TO PERMIT THE SITING OF A MOBILE HOME FOR USE AS A TEMPORARY AGRICULTURAL DWELLING AT 40 ACRE SITE

Introduction

This report has been commissioned by C S Gent and Sons of Ashlea Farm, Guanockgate Road, Sutton St Edmund, Spalding, PE12 0LU.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This report has been prepared by Ian Pick. Ian Pick is a specialist agricultural and rural planning consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 16 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

Proposal

The applicants propose siting of a mobile home adjacent to the proposed free range egg unit at 40 Acre Site. The mobile home will be occupied by an agricultural worker in connection with the free range egg unit.

The agricultural worker will be responsible for providing essential supervision of the poultry enterprise, both within and outside normal working hours.

Use

The use of the mobile home will be residential by a key worker in connection with the operation and supervision of the free range egg unit.

Amount

The amount of development is 1 no. Mobile home, extending to 11.6m x 3.62m.

Layout

The proposed mobile home has been sited adjacent to the farm access for security purposes, and close to the proposed free range egg unit.

This location ensures that the responsible worker is immediately available to deal with emergencies associated with operation of the unit and welfare of the livestock.

Scale

The proposed mobile home extends to 11.6m x 3.62m, and provides an open plan living area, with 3 modest bedrooms and a bathroom.

Landscaping

The proposed mobile home has been sited to be visually grouped with the existing free range egg unit.

Appearance

The proposed accommodation is a static caravan. The walls are steel sheeting with a painted finish and the roof is a shingle effect sheeting.

Access

Access to the development will be provided by the farm entrance.

This will be the only access to the application site.

Ian Pick
April 2014